



P&Z DRAFT MEETING MINUTES
Roswell Planning & Zoning Commission
Tuesday, December 17, 2024 - 6:00 PM
Roswell Development Services Conference Room
500 N Main Street, Suite 100 (Sunwest Centre)
Roswell, New Mexico

Chair: Saul Aguilar; Vice Chair: Jana Lessard; Secretary: Greg Holman
Members: Steve Henderson, Richard L. Gutierrez, Alicia Gilmore

Jessica Vickers, Esq
Merideth Hildreth, AICP
Miguel Martinez, CZO
Louis Najar, P.E.
James MacCornack, P.E.

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4 NMSA 1978 and Resolution 24-23.

A. CALL TO ORDER AND WELCOME – Chair Saul Aguilar

Chair Aguilar called to order the regular meeting of the Planning & Zoning Commission at approximately **6:00 p.m.**

B. ROLL-CALL

Saul Aguilar	Present
Jana Lessard	Present by Phone
Steve Henderson	Present
Richard L. Gutierrez	Absent
Greg Holman	Present
Alicia Gilmore	Present by Phone

Staff Members Present:

Jessica Vickers, Esq, Community Development Director
Merideth Hildreth, AICP, Planning and Zoning Administrator
Miguel Martinez, CZO, Associate Planner
Louis Najar, P.E., City Engineer
James MacCornack, P.E., Senior Engineer

Audience Members Present:

Caleb Cortez with Gnomad Canna Co., Terry Harber with Roswell Daily Record.

C. SWEARING IN: Commissioner Henderson swore in staff and members of the audience.

D. APPROVAL OF THE AGENDA

Chair Aguilar requested a motion to approve the December 17, 2024 Agenda.

Commissioner Holman MOTIONED to approve the Tuesday, December 17, 2024 Planning & Zoning Commission agenda as presented.

SECONDED by Commissioner Henderson.

A voice vote was as follows: Jana Lessard- yes, Alicia Gilmore- yes, Steve Henderson- yes, Greg Holman- yes, Saul Aguilar- yes, the motion passed 5 - 0 with Richard Gutierrez being absent.

E. APPROVAL OF MINUTES:

Consider approval of the October 22, 2024 Planning & Zoning Commission meeting minutes.

Commissioner Henderson MOTIONED to approve the October 22, 2024 Planning & Zoning Commission meeting minutes.

SECONDED by Commissioner Gilmore.

A voice vote was as follows: Jana Lessard- yes, Alicia Gilmore- yes, Steve Henderson- yes, Greg Holman- abstained, Saul Aguilar- yes, the motion passed 4 - 0 with Richard Gutierrez being absent.

F. PUBLIC HEARING ITEMS:

F.1 Chair Aguilar introduced CASE 24-017 CANN: Request for approval of a Variance to the adjacent R-S Rural Suburban Residential Zoning District distance requirements, Zone Change to CCAN (Commercial Cannabis Floating Zone), and Conditional Use Permit in the C-2 Community Commercial Zoning District to operate an adult use retail cannabis establishment located at 3606 N Main Street, Suite 500.

Ms. Hildreth: Chair Aguilar, Commissioners, the case before you this evening is Case 24-017 CANN, a request to approve an adult-use retail cannabis establishment at 3606 N Main Street, Suite 500. This zoning case includes a variance to the distance requirements to the contiguous vacant tract to the west zoned Rural Suburban. This case also includes a Zone Change to the Commercial Cannabis Floating Zone as well as a Conditional Use Permit with conditions specified in Exhibit F of the meeting packet. This slide shows a staff photo of the property under consideration. Suite 500 is a tenant space in the newly constructed Starlight Plaza. The Zoning Map shows this property is zoned C-2 Community Commercial. The 2016 Comprehensive Master Plan designates North Main Street as a Commercial Corridor, and the current surrounding land uses are commercial in nature including a law office under construction to the south, a hotel to the north, and restaurants and a hotel on the east side of Main Street. As of today's date, the Planning & Zoning Office has received zero inquiries and zero written protests for Case 24-017 CANN. The Planning & Zoning Commission is requested to hold a public hearing for this case, make a motion and vote a recommendation to be forwarded to City Council for final review.

Caleb Cortez is in the audience to speak on behalf of the applicant Gnomad Canna Co.

I stand for questions.

Chair Aguilar: disclosed to the public and for the record he was in the notification area at 3601 N Main.

Is there anyone in the audience wishing to speak in favor of 24—017 CANN?

Caleb Cortez: Caleb Cortez 2809 N Gregory in Hobbs, New Mexico. I'm the Operations Manager for GNOMAD CANNA CO. I've been with them since before we opened our first dispensary in 2022. Since then, we've grown our operation at three dispensary locations, one grow, and one manufacturing facility. We have one location in Hobbs, one in Tatum, and one in Ruidoso right now. Within each city, we have an employee on the Chamber of Commerce or City Council. We participate in every toy drive that we can, sponsor the community, and we plan to do the same thing here in Roswell. Kassis is the owner of the building we are going into and he also owns the building in Hobbs. So we're real familiar with him and have done quite a bit of business with him and he with us. He also owns the plaza, I believe south of us, that DREAMZ is located at. He does have other locations that have cannabis occupants. To close out, I want to say thank you guys for taking the time to review this case and hopefully allow us to be a part of your community.

Chair Aguilar: Anyone in the audience wishing to speak against Case 24-017 CANN?

Commissioner Henderson: Didn't see any reason this applicant would be disqualified and asked Staff if there was any reason the business should not receive approval of this request.

Mr. Martinez: Mr. Chair, Commissioners, the only thing I would say is the history we've had with the cannabis code in general and how touchy it's been, this has been more of a unique scenario, an ideal scenario for what the code has specified. There has been a lot less working against them than some of the others. If I dare put my own professional opinion out there, I think this one fits better with what our code has required. I have absolutely no arguments whatsoever on building this entire thing. I had no feedback from any of the public against it. I think he did everything we asked to the best of his ability. And I look forward to working with them.

Motion – 24-017 CANN

Based on the land use and zoning considerations, findings of fact, conclusions of law, surrounding land uses, regulations established in the Zoning Ordinance, Article 27 of the Municipal Code, materials presented, and testimony received, Commissioner Henderson MOTIONED to recommend approval of Zoning Case 24-017 CANN to City Council. SECONDED by Commissioner Lessard.

A roll call vote was as follows: Jana Lessard-yes, Alicia Gilmore- yes, Steve Henderson- yes, Greg Holman- yes, Saul Aguilar- yes, the motion passed 5 - 0 with Richard Gutierrez being absent.

G. OTHER BUSINESS

G1. Planning & Zoning Commission 2025 Meeting Schedule Discussion

Ms. Hildreth requested the Commissioner make a motion and vote on the 2025 Planning & Zoning Commission Meeting Schedule as presented moving Planning & Zoning Commission meetings from the 4th Tuesday to the first Tuesday of each month.

Commissioner Holman MOTIONED to approve the 2025 Planning & Zoning Commission Meeting Schedule as presented. SECONDED by Commissioner Henderson.

A voice vote was as follows: Jana Lessard- yes, Alicia Gilmore- yes, Steve Henderson- yes, Greg Holman- yes, Saul Aguilar- yes, the motion passed 5 - 0 with Richard Gutierrez being absent.

H. PUBLIC COMMENTS

I. ANNOUNCEMENTS

Ms. Hildreth: There will be no Planning & Zoning Commission Meeting in January. There will be a meeting on February 4.

J. ADJOURN Chair Aguilar adjourned the meeting at 6:18 p.m.